



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

April 18, 2011  
1104-PUD-04  
Exhibit 1

**Petition Number:** 1104-PUD-04

**Subject Site Address:** State Road 32 & Oak Ridge Road

**Petitioner:** Wilfong Land Companies LLC

**Representative:** Jon Dobosiewicz, Nelson & Frankenberger

**Request:** Amendments to the development standards of the Oak Ridge Pointe PUD.

**Current Zoning:** Oak Ridge Pointe PUD

**Current Land Use:** Agricultural/Vacant/Residential

**Approximate Acreage:** 24 acres

**Zoning History:** Original Oak Ridge Pointe PUD (Ord. 07-34)  
Amended Oak Ridge Pointe PUD (Ord. 08-48)

**Exhibits:** 1. Staff Report

**Staff Reviewer:** Kevin M. Todd, AICP

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**Petition History**

This petition was introduced at the March 14, 2011 City Council meeting and appeared before the Technical Advisory Committee on March 22, 2011. It received a public hearing at the April 4, 2011 Advisory Plan Commission (the "APC") meeting. The petitioner has requested to provide an update at the April 18, 2011 APC meeting, but that the item be continued for consideration until the May 2, 2011 APC meeting.



## **Procedural**

The petitioner has requested that this item be eligible for consideration at the May 2, 2011 APC meeting.

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## **Project Overview**

### **Project Location**

The subject property is located at the southwest and (future) northwest corners of State Road 32 and Oak Ridge Road (the "Property").

### **Project Description**

The original Oak Ridge Pointe PUD was approved on December 10, 2007 (Ordinance 07-34). It was amended a year later (December 8, 2008) to include additional acreage (Ordinance 08-48) (the "Current PUD"). This proposal seeks to amend and re-state the Oak Ridge Point PUD Ordinance (the "Proposal"). The Proposal includes four (4) land use districts: one (1) office district and three (3) commercial/retail districts. The Proposal does not change any of the district boundaries or areas from the Current PUD.

Staff has worked with the petitioner to format the Proposal so that the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") serves as the default standards for the development and only variations from the Zoning Ordinance are included in the Proposal. The Proposal may need to be modified to ensure that this is clear. Staff will be working with the petitioner to ensure that this matter is addressed prior to the APC making a recommendation on this petition.

### **Proposed Amendments**

As outlined in the submitted cover letter (see Exhibit 3), the Proposal would amend the Current PUD by decreasing the minimum square footage of buildings in the Commercial 1 District from 8,000 square feet to 2,500 square feet. The Proposal would increase the maximum square-footage of buildings in the Commercial 2 District from 3,600 square feet to 5,000 square feet. It also would eliminate the current



restriction for retail square-footage in the Commercial 3 District (currently, the maximum square-footage of retail space within this district is 10,600 square feet).

The Proposal's remaining amendments incorporate many of the draft standards for the revised State Highway 32 Overlay Zone (the "Overlay Zone"). The draft Overlay Zone regulates the size and location of structures within the corridor, establishes architectural requirements for the corridor, and it creates a trail corridor on both sides of the highway. It is anticipated that the SR 32 Overlay will be introduced at the April 11, 2011 City Council meeting and be ready for a public hearing at the APC as early as April 18, 2011.

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### **Big Picture Discussion Items**

#### **Change in Land Use Strategy**

The Proposal reduces the minimum building size to 2,500 square feet in the Commercial 2 District. This modification changes the type of businesses which could locate in the Commercial 2 District. The Current PUD requires that buildings in the Commercial 2 District be at least 8,000 square feet in size. The APC may wish to discuss this change in land use strategy.

#### **State Road 32 Overlay**

The petitioner has agreed to default to the proposed State Highway 32 Overlay Zone (1104-ZOA-03) to the degree possible. The petitioner will modify the Proposal to incorporate the State Highway 32 Overlay Zone, list the exceptions, and will provide a revised version of the Proposal for the May 2, 2011 APC meeting.



## **Public Policy**

### **Westfield Comprehensive Plan (2007, as amended)**

The Future Land Use Map of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this site to be located within the Employment Corridor along State Road 32. The Comprehensive Plan states that the Employment Corridor is to consist of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridors chapter specifically recommends smaller-scale local office and service uses along State Road 32. The proposed uses are consistent with the recommendations found in the Comprehensive Plan for the Employment Corridor along State Road 32.

### **Westfield Thoroughfare Plan (2007, as amended)**

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies State Road 32 as a “Primary Arterial 1”. The recommended right-of-way width for a Primary Arterial 1 is 150 feet. The Thoroughfare Plan classifies Oak Ridge Road as a “Secondary Arterial”. The recommended right-of-way width for a Collector is 120 feet. The Thoroughfare Plan includes State Road 32 in a Pedestrian Corridor as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting State Road 32.

### **Park & Recreation Master Plan (2005)**

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property abuts the Midland Trace Trail.



#### Water & Sewer System

City water facilities run through the Property. City sewer facilities are nearby and would need to be extended to serve the Property. There is adequate capacity to serve the Property.

#### Annexation

The Property is within the corporate boundaries of the City of Westfield.

#### Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

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#### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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#### **Staff Comments**

1. The petitioner has requested to be continued to the May 2, 2011 APC meeting, but would like to provide an update to the APC at the April 18, 2011 meeting.
2. A final draft of the Proposal will be provided prior to the May 2, 2011 APC meeting.
3. If any APC member has questions about the Proposal, then please contact Kevin Todd at 379-6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).